ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. & Mrs. Wendell L. Walley (NAME)	same (NAME)	Map 73-13
1213 Rosebank Avenue, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parce. 166
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6083 PAGE 898

INSTALLMENT DEED

CHECK-169.70

FOR AND IN CONSIDERATION OF the sum of FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100 ($52,500.00) DOLLARS of which $10,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees have assumed and do hereby agree to pay the unpaid balance of a note held by The Kissell Company, Springfield, Ohio, in the amount of $13,805.43, which is secured by Deed of Trust of record in the Register's Office of Davidson County, Tennessee, and for the balance, Wendell Lee Walley and wife, Anna Jean Walley, have executed their note of even date herewith payable to the order of East Nashville Free Will Baptist Church, Inc., Nashville, Tennessee, in the principal amount of Twenty Eight Thousand Seven Hundred and No/100 ($28,700.00) Dollars payable in 360 equal consecutive monthly installments of $273.33 each, the first installment due January 1, 1984, and one installment due and payable on the first day of each consecutive month until the entire note is paid in full. Said note bears eleven per cent interest from January 1, 1984, and interest rate may be renegoiated every ten years at the option of said church, and to secure payment of said note, a lien is expressly retained on the land hereby conveyed to secure payment of said note, subject to the Deed of Trust securing the note held by Kissell Company. East Nashville Free Will Baptist Church, Incorporated,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Wendell Lee Walley and wife, Anna Jean Walley,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 10 on the Plan of Henderson Gardens, Section 1, as of record in Book 2900, Page 75, Register's Office of Davidson County, Tennessee.

Said Lot No. 10 fronts 76 feet on the southerly margin of Rosebank Avenue, and runs back between lines measuring 130.7 feet on the easterly line and 130 feet on the westerly line, to a dead line measuring 76 feet thereon.

And being the same property conveyed to East Nashville Free Will Baptist Church, Incorporated, by deed from Robert J. Jones and wife, Margaret E. Jones, dated June 15, 1972, of record in Book 4611, Page 447, Register's Office of Davidson County, Tennessee.

The Grantees join in the execution of this Deed for the purpose of agreeing to payment of the note hereinabove described, according to the terms and conditions as set forth in Deed of Trust securing same.

This is improved ( ) unimproved ( ) property known as 1819 Rosebank Avenue Nashville, Tenn. 37206 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zone)

Grantees assume payment of taxes for 1983.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except Deed of Trust securing note, assumed by Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

AND NOW, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we, the said grantees herein do hereby transfer and convey unto Jerry Hamlin, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ 42,000.00 until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due, and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee, or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once, without notice, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree that in the event the Trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advise in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien: also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to the grantees herein, their heirs, representatives or assigns.

In case of the death, absence, inability or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or, if more than one, then of the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 24th day of June 19 83

BOOK 6083 PAGE 899

Wendell L Walley
Anna Jean Walley

EAST NASHVILLE FREE WILL BAPTIST CHURCH, INC.

By Gilbert H Douglas
President

Attested: Harold D. Baker
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON Cheatham

The actual consideration or value, whichever is greater, for this transfer is $ 52,500.00

Wendell L. Walley
Affiant

Subscribed and sworn to before me, this the 24th day of June 19 83

My commission expires 6-10-1987 (Affix Seal)

Rebecca Stewart
Notary Public

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me Rebecca Stewart a Notary Public in and for said County and State, the within named Wendell Lee Walley and wife, Anna Jean Walley,

the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tenn. this 24th day of June 19 83

Commission Expires 6-24-1987. Rebecca Stewart Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gilbert H. Douglas, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the East Nashville Free Will Bapt. Church, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 28th day of June 19 83.

Commission Expires Oct. 15, 1983

Margaret Keef
Notary Public

This instrument was prepared by:
Jerry W. Hamlin Atty.., 104 Frey Street, Ashland City, Tenn. 37015
Name Address

INSTALLMENT DEED

From EAST NASHVILLE FREE WILL BAPTIST CHURCH, INC.

To WENDELL LEE WALLEY AND WIFE, ANNA JEAN WALLEY

H 5 6 7 3 9

IDENTIFICATION REFERENCE

JUN 28 3 45 PM '83

FELIX Z. WILSON, REGISTER DAVIDSON COUNTY, TN

RUSH

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Pioneer National Title Insurance Company
A Ticor Corporation
314 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

FORM NO 1005-HESSEY 8-1-75

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6083 PAGE 900

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CO. - 52,500.00
MO. - 28,700.00
CO.TX. - 136.50
MO.TX - 26.70
RR. - .50
REC. - 6.00

CHECK - 169.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 56739

IDENTIF. REFERENCE

JUN 28 3 45 PM '93

FELIX Z. WILSON ET REGISTER
DAVIDSON COUNTY, TN

No. 959370